

**MINUTES  
COLUMBUS BOARD OF ZONING APPEALS  
JUNE 28, 2005  
COUNCIL CHAMBERS, 2<sup>nd</sup> FLOOR, CITY HALL  
123 WASHINGTON STREET  
COLUMBUS, INDIANA**

**Members Present:** Mary Ferdon, Acting Chairperson, Karen Dugan, Secretary, Lou Marr, Dave Bonnell, Fred Stadler Alternate

**Members Absent:** Patricia Zeigler, Chairperson

**Staff Present:** Laura Thayer, Assistant Planning Director, Marcus Hurley, Associate Planner, Alan Whitted, Deputy City Attorney Stephanie Carr, Code Enforcement

Mary Ferdon, Acting Chairperson, opened the meeting with a brief explanation about the Board and its responsibilities.

Proof of advertising for all cases was confirmed. The petitions and staff comments are a permanent record at the Planning Department.

Alan Whitted, Deputy City Attorney, administered the oath to all in attendance that would be speaking.

**DOCKET C/CU-05-09 ORINOCO PROPERTIES**

**John Counciller of Orinoco Properties, Inc. is requested a variance to operate a retail use with fewer parking spaces than is required by the Columbus Zoning Ordinance. The Property is located at 1457-1463 Central Avenue, in the City of Columbus.**

Marcus Hurley read the staff report along with the provisional findings of fact into the record. Visual slides were presented.

John Counciller stated his name and presented his case for the record.

The meeting was opened to the public. There was no public comment.

The meeting was closed to the public.

Karen Dugan made a motion to deny **C/CU-05-09** based on the findings of fact and all criteria had not been met. Lou Marr seconded the motion, the motion was denied 4-1.

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**DOCKET C/DS-05-08 LIGHTHOUSE CARWASH**

**Lighthouse Carwash Systems requested a developmental standards variance to reduce the amount of stacking spaces required for a drive through business. The property is located at 975 Whitfield Drive in the City of Columbus.**

Mr. Hurley read the staff report along with the provisional findings of fact into the record. A visual presentation was shown.

Larry Taylor stated his name for the record and presented his case to the Board.

The meeting was opened to the public. There was no one to speak; the meeting was closed to the public.

Dave Bonnell made a motion to deny **C/DS-05-08** based on the provisional findings of fact presented by staff.

Karen Dugan seconded the motion. Motion carried unanimously.

**DOCKET C/CU-05-04 PRINESTON PARK PHASE III MODEL HOMES**

**Robert Smitherman requested conditional use approval to operate four model homes on four separate lots in Phase III of the Prineston Park major subdivision. The property is located on Princeton Park Drive Lot 139, in the City of Columbus.**

Mr. Hurley read the background along with the findings of fact. Visual slides were presented.

Robert Smitherman stated his name for the record and presented his case.

Dave Bonnell made a motion to approve **C/CU-05-04** based on staff recommendation. Also included in the motion the condition model home shall be limited to 5 years or until 90 % of all lots included in the Prineston Park preliminary plat are occupied by homes, which ever happens first.

Signage shall be limited to either one wall sign or ground sign per model. There shall be no signs that exceed 32 square feet in area or 6 feet in height.

Lou Marr seconded the motion, which passed 4-1.

**DOCKET C/CU-05-06 PRINESTON PARK PHASE III MODEL HOMES**

**Robert Smitherman requested a conditional use approval to operate a model home in Phase III of Princeton Park major subdivision. The property is located on Princeton Park Drive lot 140 in the City of Columbus.**

Dave Bonnell made a motion to approve **C/CU-05-06** with the same conditions as stated in **C/CU-05-04**. Lou Marr seconded the motion, motion passed 5-0.

**DOCKET C/CU-05-07 PRINESTON PARK PHASE III MODEL HOMES**

**Robert Smitherman requested a conditional use to operate a model home in Phase III of the Princeton Park major subdivision. The property is located on Princeton Park Drive Lot 141 in the City of Columbus.**

Dave Bonnell made a motion to approve **C/CU-05-07** with the same conditions as stated in **C/CU-05-04**. Motion passed 5-0.

**DOCKET C/CU-05-08 PRINCETON PARK III MODEL HOMES**

**Robert Smitherman is requesting a conditional use approval to operate a model home in Phase III of the Princeton Park major subdivision. The property is located on Princeton Park Drive Lot 142 in the City of Columbus.**

Dave Bonnell made a motion to approve **C/CU-05-08** with the same conditions as stated In **C/CU-05-04**. Motion passed 5-0.

**DOCKET C/CU-05-05 CHARLES D. AND CHRISTINE L. WANICKI**

**Charles and Christine Wanicki requested to expand the use, increase parking and alter the drainage plan for a previously approved conditional use permit for an Orchard, winery and associated retail operation. The property is located on the west side of County Road 400 West between State Road 58 and County Road 550 South in Ohio Township.**

Ms. Dugan recused herself due to a conflict of interest. She then left the room.

Ms. Thayer read the background along with the findings of fact.

Christine Wanicki stated her name and presented her case to the Board.

There was a brief discussion on the parking.

The meeting was open to the public.

Ross Newsom spoke against the petition. He had concerns about the drainage, and traffic.

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He stated that the road could not take the traffic and the road was too narrow.

Geraldine Colvin had questions concerning the drainage.

Gloria Stillabower spoke against the petition.

Mr. Hurley suggested that the County Highway be notified about the condition of the road.

The meeting was closed the public.

Dave Bonnell made a motion to approve **C/CU-05-05** based on the findings of fact along with the following conditions being met.

The improvements shall be made to the drive to accommodate buses, to the specifications of the City Engineer and items for sale shall be limited to wine, grapes, fruit, smoothies, and other products related to agricultural use.

Lou Marr seconded the motion. The motion passed 4-0.

**FINDINGS OF FACT**

The following findings of fact were presented to the Board for consideration:

**C/DS-05-07 MARIAH FOODS**

Lou Marr made a motion to accept the findings, seconded by Dave Bonnell.

**APPROVAL OF MINUTES**

Upon the motion made by Lou Marr and seconded by Dave Bonnell, the minutes of the May 24, 2005 meeting were approved unanimously.

There being no other business, the meeting was adjourned.

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Mary Ferdon, Acting Chairperson

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Karen Dugan, Secretary